

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey  
Chairwoman

Sarah Lansdale, AICP  
Director of Planning

Date: July 7, 2021  
Time: 2:00 p.m.  
Location(s): In-Person Meeting Location  
H. Lee Dennison Building – 2<sup>nd</sup> Floor  
100 Veterans Memorial Highway  
Hauppauge, NY 11788

### Public Locations Where Planning Commission Members Participated In The Meeting Remotely Via Zoom Video Conferencing

Shelter Island Library - Community Room  
37 North Ferry Road  
Shelter Island, NY 11964

Thomas J McCarthy Real Estate Inc.  
46520 County Road 48  
Southold, NY 11971

### **Members Present (12)**

Samuel Chu – Town of Babylon  
Michael Kelly – Town of Brookhaven  
Jennifer Casey – Town of Huntington  
Matthew Chartrand – Town of Islip  
John Condzella – Town of Riverhead  
Elizabeth Galle – Town of Shelter Island (via Zoom)  
John Finn – Town of Smithtown  
Daniel Flynn – Town of Southampton  
Thomas McCarthy – Town of Southold (via Zoom)  
Adrienne Esposito – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000  
Kevin Gershowitz – At Large

### **Members Not Present (3)**

David Doty – Town of East Hampton  
Rodney Anderson – At Large  
Errol Kitt – At Large

**Staff Present (6)**

Sarah Lansdale – Director of Planning  
Andrew Freleng – Chief Planner  
Theodore Klein – Principal Planner  
Christine DeSalvo – Principal Office Assistant  
John Corral – Environmental Projects Coordinator  
Brittany Toledano – Assist. County Attorney (Commission Counsel)

**Call to Order** - The Suffolk County Planning Commission meeting of July 7, 2021 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

**Public Portion** – There were 3 members of the public that requested time to speak to the Commission regarding one of the applications on the agenda for today's meeting.

**Adoption of Minutes** – Motion to adopt the May 5, 2021 Meeting Minutes was made by Commission member Chartrand, seconded by Commission member Esposito. Vote Approved unanimously.

**Chairwoman's Report** – Chairwoman Jennifer Casey announced that the Touro Land Institute was planning new program 'how to navigate the regional planning process', that would likely be via ZOOM and happen in August.

**Director's Report** – Director Sarah Lansdale thanked the Chair for hosting a number of meetings in the past month with the 10 towns, as well as engaging all 62 planning directors statewide about how they address regional planning through the General Municipal Law 239 process; which she added was very informative.

**Section A14-14 thru A14-25 of the Suffolk County Administrative Code**

- **Cornerstone – Terwilliger Bartone Properties LLC**, the application is referred by the Village of Patchogue, received on June 9, 2021 - the Commission's jurisdiction for review is that the application is located within 500 feet of the Patchogue River. Applicants are seeking a "Special Use Permit" for the construction of a multi-story, 50 unit luxury apartment building of 63,355 gross square feet. In addition, a 55 boat slip 'public' marina is proposed to remain on site with the erection of a new 939 SF clubhouse and a two-tier parking structure. Off street parking stalls required for the proposed development is approximately 156 stalls. The subject site is 1.92 acres and is currently barren land previously associated with a former use by Marron Oil Terminal, which vacated the site sometime prior to 2001. The subject property lies within the 'E' Industrial zoned district, as well as being in proximity to the Patchogue River. Sanitary waste generated by the proposed development is to be pumped to the Village of Patchogue's municipal sewage treatment plant.

**Section A14-14 thru A14-25 of the Suffolk County Administrative Code** (continued)

- **Cornerstone – Terwilliger Bartone Properties LLC** (continued) The staff report recommended disapproval of the Special Use Permit application to construct a 50 unit luxury residential apartment complex on the subject property and gave five (5) reasons to disapprove the application. After deliberation the Commission resolved to generally agree with the staff report and disapprove the Special Use Permit application for the reasons given.

The motion to disapprove the Special Use Permit application was made by Commission member Esposito and seconded by Commission member Kaufman, vote to Disapprove passed; 10 ayes, 1 nays (Finn), 1 recusal (Kelly), 0 abstentions.

**IA Holding, LLC (AKA Knoll Farms)** – The application is referred by the Town of Islip, received on May 27, 2021 – after brief deliberation the Commission resolved to deem the referral to be **Incomplete**, and that the referral will not be reviewed until certain information is submitted through the offices of the municipal referring agency.

The motion to incomplete the referral was made by Commission member Chartrand and seconded by Commission member Chu, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

**Other Commission Business**

**Chairwoman's Report (continued)** – Upon conclusion of the Regulatory segment of the meeting the Chair and Commission member Esposito asked members to review the 'Climate Change' model code being circulated to reach out to their local planning agencies for input prior to its adoption.

**Meeting Adjournment** (3:35 p.m.)

The motion to adjourn the meeting was made by Chairwoman Casey and approved unanimously.